

**REVISED
FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, April 4, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of March 7 and March 21, 2008.**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Formation of Consent Calendar**

Regular Agenda Items

- 1. [Quantum Estates II: Tentative Map \(TM\) 5447RPL¹, Major Subdivision, San Dieguito Community Plan Area \(Continued from the hearings of January 25, and March 7, 2008\) \(Sheredy\)](#)

Proposed is subdivision of 39.42 acres into seven lots ranging in size from 3.55 to 10.1 gross acres. The project proposes a balanced grading of 38,000 cubic yards with cut and fill slopes of 2:1. The maximum depth of cut and fill is 10 feet. The maximum height of fill is 10 feet. Several private trails are proposed through the property. The project site will be serviced by the Santa Fe Irrigation District, Rancho Santa Fe Community Sewer District and Rancho Santa Fe Fire Protection District. A sewer line will be extended 580 feet from the southeast. The sewer district requires access along the length of the line, and appropriate easements are proposed. The project site is located on Paseo Delicias in the San Dieguito Community Planning area.

2. **Boutique Wineries Zoning Ordinance Amendment; POD 07-001 (Continued from the hearing of March 7 and March 21, 2008 (Nagem)**

The project is a proposed amendment to the San Diego County Zoning Ordinance to introduce a new winery classification, Boutique Winery. Under the proposed amendment, the "Packing and Processing: Boutique Winery" Use Type would be allowed subject to limitations in the A70-Limited Agriculture and the A72-General Agriculture Use Regulations. The Boutique Winery Use Type can produce up to 12,000 gallons of wine per year and will include specified standards and limitations on the size of the winery and on activities that can occur. The proposed amendment would apply to the unincorporated areas of San Diego County within the A70-Limited Agriculture and A72-General Agriculture Use Regulations. The Department is proposing revisions to the draft Ordinance considered by the Planning Commission on March 7, 2008.

3. **Bonsall Subdivision (Topmark Communities) Zone Reclassification (R05-006), Tentative Map (TM 5427RPL²), Site Plans (S05-026, S05-027 & S05-050); Bonsall Community Planning Area (Powers)**

The project proposes a Tentative Map to subdivide a 55.9-acre property into two lots in the Bonsall Community Planning area. One lot (8.6 acres in size) will accommodate 76 condominium units. This portion of the subject property is zoned RV8 (Variable Family) Use Regulation and is subject to the (7) Residential General Plan Designation, which currently allows 10.9 dwelling units per acre. The current zoning and the current General Plan do not match. Therefore, a Rezone is proposed to change the zoning from RV8 to RV10. The proposed condominium units will be accessed by private roads off of Camino Del Cielo, which is an improved public road. The remaining 47.3 acres will be retained for open space which will include public trails. The project also proposes three concurrent Site Plans: S05-050 is a Vesting Site Plan required when an associated Vesting Tentative Map is proposed; S05-026 is required by the "B" Special Area Designator to comply with the Bonsall Design Review Guidelines for the Condominium Lot; S05-027 is required to establish the setbacks pursuant to the Variable "V" Setback Designator. The subject property is located along West Lilac Road to the southwest corner of West Lilac Road and Camino Del Rey in the Bonsall Community Planning area.

4. **Banner Wireless Telecommunication Facility; Major Use Permit P06-046, Desert Subregional Planning Area (Johnston)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility consisting of a faux water tower, 45 feet in height, with antennas and an associated equipment shelter. The proposed faux water tower will carry 15 panel type antennas covering three sectors with five antennas per sector. The panel antennas would

measure 6 feet in height and would be painted to match the color of the faux water tank. The proposed equipment shelter measures 20 feet x 11.5 feet x 10 feet in height and would be located adjacent to the base of the faux water tower. The project will occupy 230 square feet of the 68-acre parcel. The project is subject to the Regional Land Use Element Policy 1.4, Rural Development Area (RDA) and General Plan Land Use Designation (18) Multiple Rural Use. It is zoned S92 (General Rural) which permits Wireless Telecommunications Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project is located on Rodriguez Spur Truck Trail (no address) in the Desert Subregional Planning area, within the unincorporated portion of the County of San Diego.

5. Sunshine Summit Wireless Telecommunications Facility; Major Use Permit P06-093, North Mountain Subregional Plan (Tondro)

The proposed unmanned wireless telecommunications facility consists of the placement of a multi-carrier 50-foot tall faux monopine and an associated equipment enclosure. The monopine will support three carriers, with 12 panel antennas per carrier. The equipment enclosure will house equipment for all three carriers as well as an emergency standby generator. The standby generator will be surrounded by a 9-foot high concrete masonry unit (CMU) block wall as a noise attenuation barrier. Additionally, all associated equipment, including the generator, will be completely surrounded by an 8-foot high CMU block wall with solid metal door. Additionally, a 2-foot high retaining wall will be placed adjacently to the east of the equipment enclosure to buttress the proposed 12-foot wide access easement. The project is located at Highway 79, Warner Springs, within the North Mountain Subregional Planning area, within the unincorporated portion of San Diego County. The project will occupy 2,535 square-feet of the 29.5-acre parcel. The project is subject to the Regional Land Use Element Policy Rural Development Area (RDA) and General Plan Land Use Designation 18 (Multiple Rural Use). It is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance.

6. Spring Valley Community Church Major Use Permit Modification; P61-118W², Spring Valley Community Plan (Tondro)

The project proposes a Major Use Permit modification to add a preschool within an existing building and a patio to an existing church. The preschool will have a maximum attendance of 30 children between the ages of 2 and 5. The hours of operation will be from 7:00 a.m. to 6:00 p.m. on weekdays (Monday through Friday). The interior remodeling will consist of the creation of three classrooms, storage offices, and restrooms. Exterior construction will consist of a 19-foot wide and 76-foot long concrete patio with a cushioned finish surface, a concrete ramp, handrail, and stairs. The patio will be surrounded by a 4-foot tall fence

with a 5-foot high sound wall along the northern side and a portion of the western side of the fence to attenuate noise from the outdoor patio from the northern property line. The project site is located at 730 Concepcion Avenue in the Spring Valley Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Current Urban Development Area (CUDA), Land Use Designation of Public/Semi-Public Land (22). Zoning for the site is RS7. The site contains an existing church that would be retained. Access would be provided by driveways connected to Concepcion Avenue and Felicita Avenue. The project would be served by sewer and imported water from the Otay Water District.

Administrative Agenda Items

F. Director's Report

- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

G. Report on actions of Planning Commission's Subcommittees.

H. Discussion of correspondence received by Planning Commission.

Letter Received Regarding KB Homes' Shady Grove in Fallbrook

I. Scheduled Meetings.

April 18, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 2, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 16, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 30, 2008	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 13, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 27, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 11, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

July 25, 2008

Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room**Adjournment**

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.

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